

**5 & 7 Kenaston Gardens – Rezoning Application  
Preliminary Report**

<b>Date:</b>	April 14, 2009
<b>To:</b>	North York Community Council
<b>From:</b>	Director, Community Planning, North York District
<b>Wards:</b>	Ward 24 – Willowdale
<b>Reference Number:</b>	09 112503 NNY 24 OZ

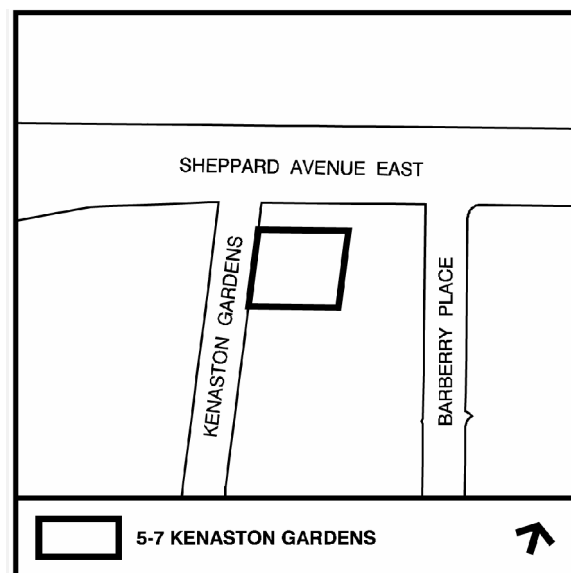
**SUMMARY**

This application was made on February 26, 2009 and is subject to the new provisions of the *Planning Act* and the *City of Toronto Act, 2006*.

This application proposes to demolish the existing single detached dwellings at 5 and 7 Kenaston Gardens and construct a 6-storey, 56-unit, condominium apartment building with 70 below grade parking spaces.

This report provides preliminary information on the above-noted application and seeks Community Council's directions on further processing of the applications and on the community consultation process.

The application has been circulated to City divisions and external agencies, where appropriate, for comment. The report recommends that a community consultation meeting be scheduled by City Planning staff, in consultation with the Ward Councillor. Staff anticipate holding a community consultation meeting this Summer. A Final Report and a Public Meeting under the *Planning Act* is targeted for the Fall of this year, providing the applicant submits any required information in a timely manner.



## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. Staff be directed to schedule a community consultation meeting together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
3. Notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **Pre-Application Consultation**

Pre-application consultation meetings were held on September 15<sup>th</sup>, 2008 and November 25<sup>th</sup>, 2008 to discuss the complete application submission requirements as well as various site plan issues related to the proposal that included ground floor uses, parking and access, landscaping and streetscaping, and building setbacks.

## **ISSUE BACKGROUND**

### **Proposal**

The applicant is proposing to amend the Zoning By-law to permit the construction of a 6-storey, 56-unit condominium apartment building on the site. The unit mix comprises: 11 studio apartments; 13, 1-bedroom units; 12, 1-bedroom + den units; and 20, 2-bedroom units. Unit sizes range from 48m<sup>2</sup> (520 sq. ft.) to 82m<sup>2</sup>(880 sq.ft.)

The building has a gross floor area of 4,585m<sup>2</sup> (49,352 sq.ft.) including 88m<sup>2</sup> of common indoor amenity space resulting in a density just under 3.0 FSI. The building is sited along the northern half of the site extending along the Sheppard Avenue frontage while the southern half of the site comprises the vehicular areas. The ground floor includes an entry vestibule and lobby at the northwest corner of the plan, 6 dwelling units, the indoor amenity room, two elevator shafts and service areas accommodating one internalized loading space and a garbage/recycling storage area. The amenity room and four dwelling units face the parkette along Sheppard Avenue. Outdoor private amenity includes a 44m<sup>2</sup> (473 sq.ft.) grade-level terrace next to the amenity room and a 435m<sup>2</sup> (4,682 sq.ft.) rooftop terrace.

Vehicular access to the parking, as well as the proposed loading space, is provided from Kenaston Gardens. All parking is provided in a two-level underground parking garage. A total of 84 parking spaces are proposed (70 spaces for residents including 3 barrier-free

spaces, and 14 spaces for visitors including 1 barrier-free space) resulting in a parking rate of 1.5 spaces per unit, including 0.25 spaces for visitors.

The proposed Site Plan is included in Attachment 1, Elevations in Attachment 2, Perspectives in Attachments 3 and 4, current Zoning in Attachment 5, and the detailed site statistics are included in the Application Data Sheet in Attachment 6.

## **Site and Surrounding Area**

The site is located on the east side of Kenaston Gardens which is located south of Sheppard Avenue East and east of Bayview Avenue. The site has an area of 1,549m<sup>2</sup> (16,673 sq.ft.) and is currently developed with two single family detached dwellings.

Surrounding land uses are as follows:

North: a public parkette then Sheppard Avenue East;  
South: single family detached dwellings;  
East: single family detached dwellings;  
West: Bayview Subway Station, a public park, then the YMCA.

## **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Staff will review the proposed development for consistency with the PPS and for conformity with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The lands are designated *Mixed Use Areas* in the Toronto Official Plan. This designation provides for a broad range of commercial, residential and institutional uses in single-use or mixed-use buildings as well as parks and open spaces. Development criteria for developments in *Mixed Use Areas* are set out in Section 4.5(2) of the Plan. Public Realm and Built Form policies are set out Sections 3.1.1 and 3.1.2.

The Toronto Official Plan is available on the City's website at:

[http://www.toronto.ca/planning/official\\_plan/pdf\\_chapter1-5/chapters1\\_5\\_aug2007.pdf](http://www.toronto.ca/planning/official_plan/pdf_chapter1-5/chapters1_5_aug2007.pdf)

## **Sheppard East Subway Corridor Secondary Plan**

The site is also subject to the Sheppard East Subway Corridor Secondary Plan set out in Chapter 6, Section 9 of the Toronto Official Plan. The site is part of a key development area in the Bayview Node of the Secondary Plan which assigns a maximum density of 3.0 FSI, as indicated on Map 9-2.

The Secondary Plan seeks to relate the height and mass of development to a pedestrian scale while, at the same time, framing the street with a building scale that balances with the 1:1 street width. Along those parts of the Sheppard Avenue frontage not in close proximity to subway stations, the maximum height will generally be 6 storeys. The Plan goes on to say that exceptions to this height policy may be considered where it can be demonstrated that the treatment of bulk and mass of buildings through creative architectural features including terracing and detailed elevation articulation results in a built form that enhances the Sheppard Avenue street edge. Council may enact Zoning By-laws that provide for these exceptions to the maximum height without amendment to the Secondary Plan where it can be demonstrated that the intent of the Plan has been respected.

In addition to the policies in the Secondary Plan, the site is subject to area specific development policies found in *Section 4.2.2 – Kenaston Gardens/Sheppard Square Area*. Area specific criteria relevant to this application include such considerations as coordinated development, encouraging comprehensive land assembly, design criteria to ensure compatibility with adjacent stable residential areas and improved pedestrian connections.

The Sheppard East Subway Corridor Secondary Plan is available on the City's website at: [http://www.toronto.ca/planning/official\\_plan/pdf\\_secondary/9\\_sheppard\\_subway\\_aug2007.pdf](http://www.toronto.ca/planning/official_plan/pdf_secondary/9_sheppard_subway_aug2007.pdf)

## **Context Plan for the Southeast Bayview Node**

The Secondary Plan includes an implementation policy that contemplates the use of Context Plans for sites within key development areas to ensure co-ordinated incremental development in conformity with the Secondary Plan. Context Plans are generally required for large sites and comprehensive developments.

A Context Plan for this area was adopted by City Council in March 2001. The Context Plan covers the area bounded by Bayview Avenue, Sheppard Avenue East, Rean Drive, and Highway 401 and will be used to evaluate this application. The Context Plan consists of a structure plan, height diagram, and block pattern diagram integrating the transportation and open space options for the area as well as urban design guidelines to assist Council in its decisions on development applications. Together, the maps and design principles provide a framework for the co-ordinated incremental development of land in this neighbourhood. Refinements to the development criteria are to be examined as applications proceed through the review process.

The structure plan speaks to medium sized buildings defining the south of Sheppard Avenue creating the north side of the neighbourhood. Buildings are to generally be 10 storeys from the intersection of Bayview Avenue and Sheppard Avenue stepping down to 6 storeys at the eastern edge of the neighbourhood.

The Context Plan for the Southeast Bayview Node is available on the City's website at: [http://www.toronto.ca/planning/urbdesign/pdf/36southeast\\_bayviewnod.pdf](http://www.toronto.ca/planning/urbdesign/pdf/36southeast_bayviewnod.pdf)

## **Zoning**

The lands are currently zoned R4 (One Family Detached Dwelling Fourth Density Zone) in Zoning By-law 7625. The zoning generally permits single detached dwellings and accessory buildings incidental thereto as well as a wide range of recreational and institutional uses.

## **Reasons for the Application**

The current R4 zoning of the site does not permit apartment buildings. An amendment to the Zoning By-law is required to permit the proposed use, height and density on the site and to establish various performance standards.

## **Site Plan Control**

The proposed development is subject to Site Plan Control Approval. An application has been submitted and is being reviewed concurrently.

## **Tree Preservation**

The applicant has provided a tree inventory plan and report that indicates there are a number of trees that meet the size criteria for protection under the City's tree by-laws. Applicability of Private Tree Protection By-law No. 780-2004 and the 'Trees On City Streets' By-law will be determined by Urban Forestry.

## **Green Development Standard**

Staff will be encouraging the applicant to review sustainable development opportunities by utilizing the Toronto Green Development Standard, adopted by City Council in July 2006. The City's Green Development Standard is available on the City's website at: [www.toronto.ca/environment/greendevelopment.htm](http://www.toronto.ca/environment/greendevelopment.htm)

## **COMMENTS**

### **Application Submission**

The following reports/studies were submitted with the application:

Planning Rationale  
Traffic Impact Study including a Parking Assessment  
Shadow Study  
Tree Inventory and Report  
Site Servicing and Stormwater Management Report

A Notification of Complete Application was issued on March 13, 2009.

### **Issues to be Resolved**

The application has been circulated to City divisions and public agencies for comments. Prior to presenting a Final Report to North York Community Council, the following issues, as well as any other issues that may be identified through the review of the application, agency comments and the community consultation process, will need to be reviewed and evaluated:

- appropriate built form and massing;
- assessment of the proposed parking supply, vehicular circulation and access to the below grade parking garage and potential traffic and parking impacts on local streets;
- assessment of the loading, refuse and recycling operations for the proposed development;
- assessment of the stormwater management and servicing for the proposed development;
- review of pedestrian access including sidewalks, entrances, indoor and outdoor amenities and their relationship with adjacent public streets and properties;
- conformity with the principles and guidelines of the Context Plan for the Southeast Bayview Node;
- ensure the remaining lands within the potential development block shown on the Block Pattern map of the Context Plan (Block C) can be developed so as to meet the provisions of the Secondary Plan; and,
- limiting distance arrangements for the north side of the building adjacent to the Parkette.

### **CONTACT**

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### **SIGNATURE**

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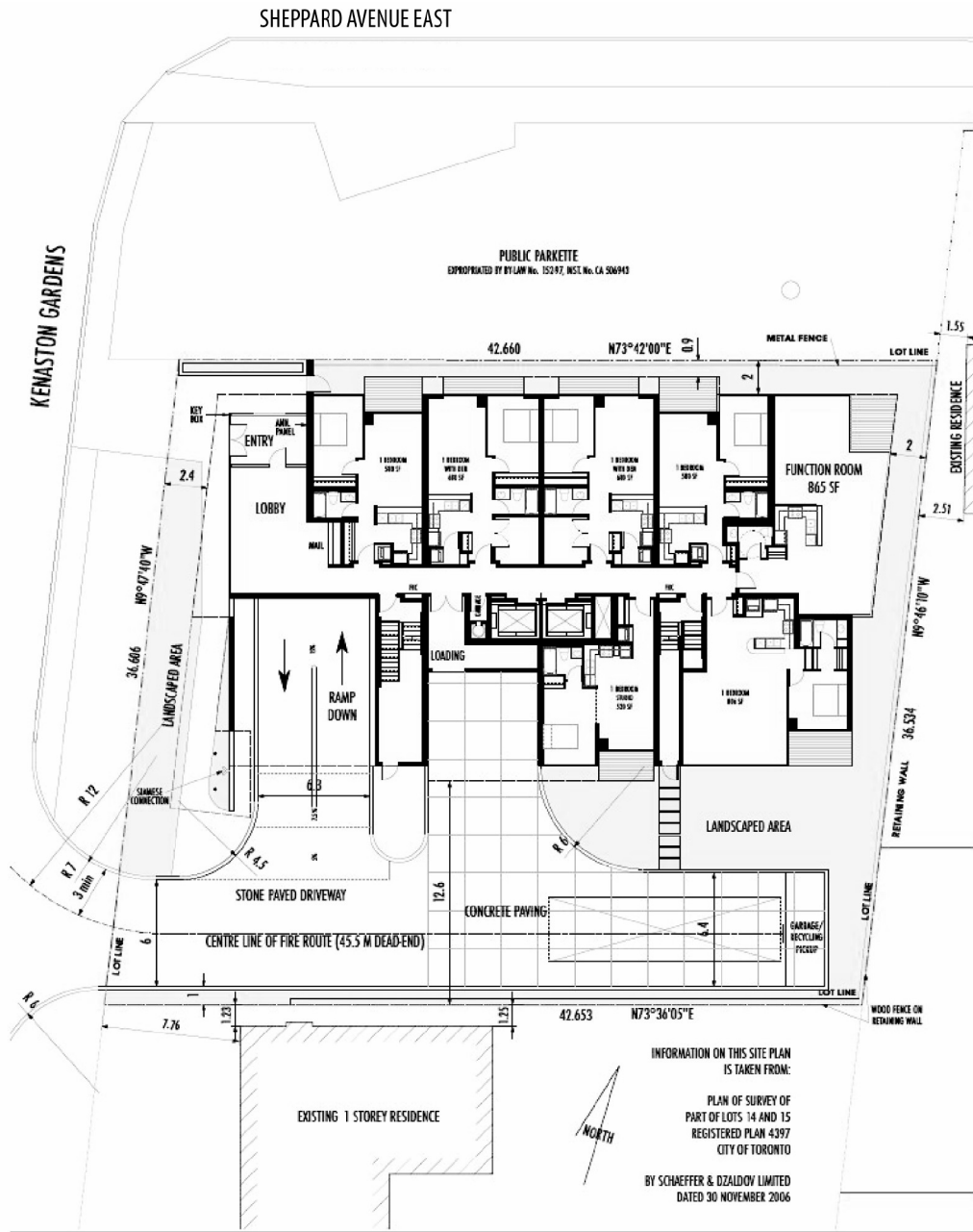
Thomas C. Keefe, Director  
Community Planning, North York District

### **ATTACHMENTS**

Attachment 1: Site Plan  
Attachment 2: North Elevations  
Attachment 3: South Elevation

- Attachment 4: East Elevation
- Attachment 5: West Elevation
- Attachment 6: Perspective
- Attachment 7: Perspective
- Attachment 8: Zoning
- Attachment 9: Application Data Sheet

# Attachment 1: Site Plan



## Site Plan

Applicant's Submitted Drawing

Not to Scale  
03/04/2009

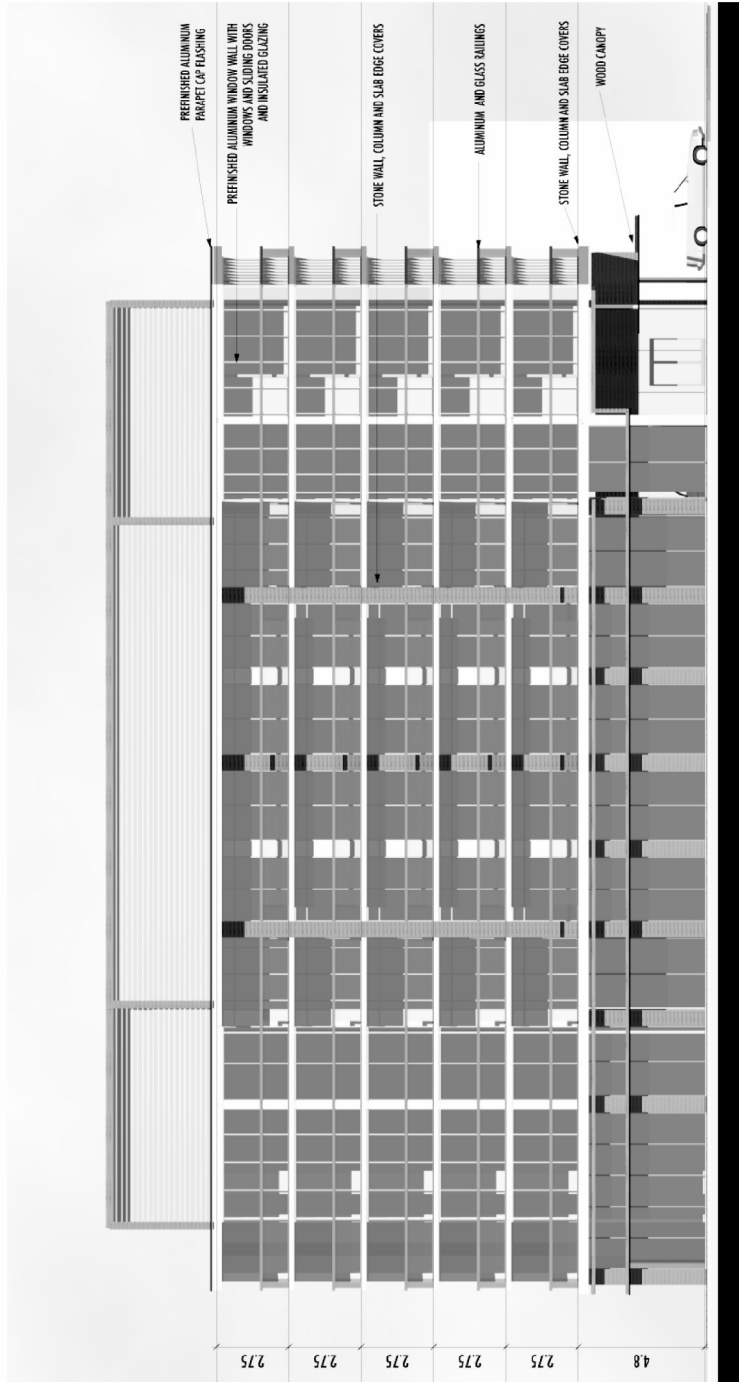


## 5-7 Kenaston Gardens

File # 09\_112503



## Attachment 2: North Elevation



North Elevation

### Elevations

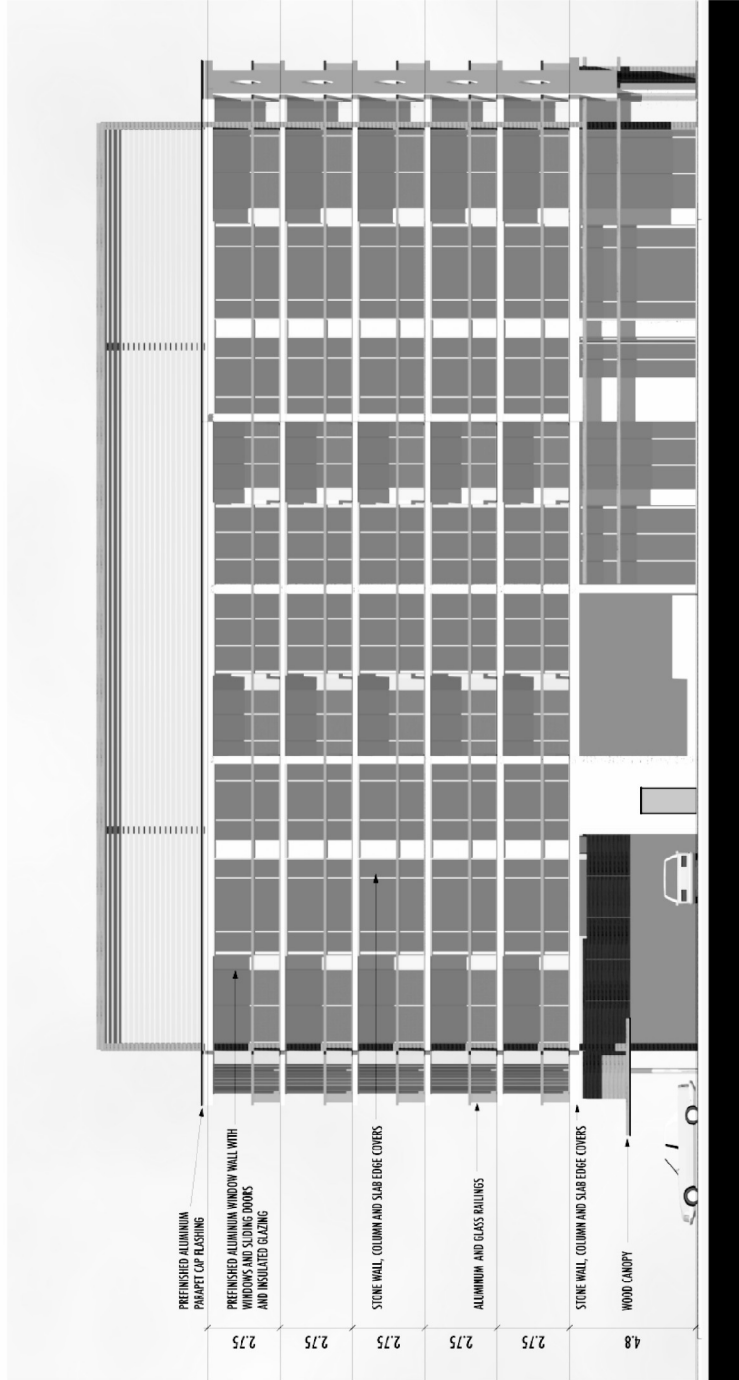
### 5-7 Kenaston Gardens

Applicant's Submitted Drawing

Not to Scale  
04/14/2009

File # 09\_112503

**Attachment 3: South Elevation**



South Elevation

**5-7 Kenaston Gardens**

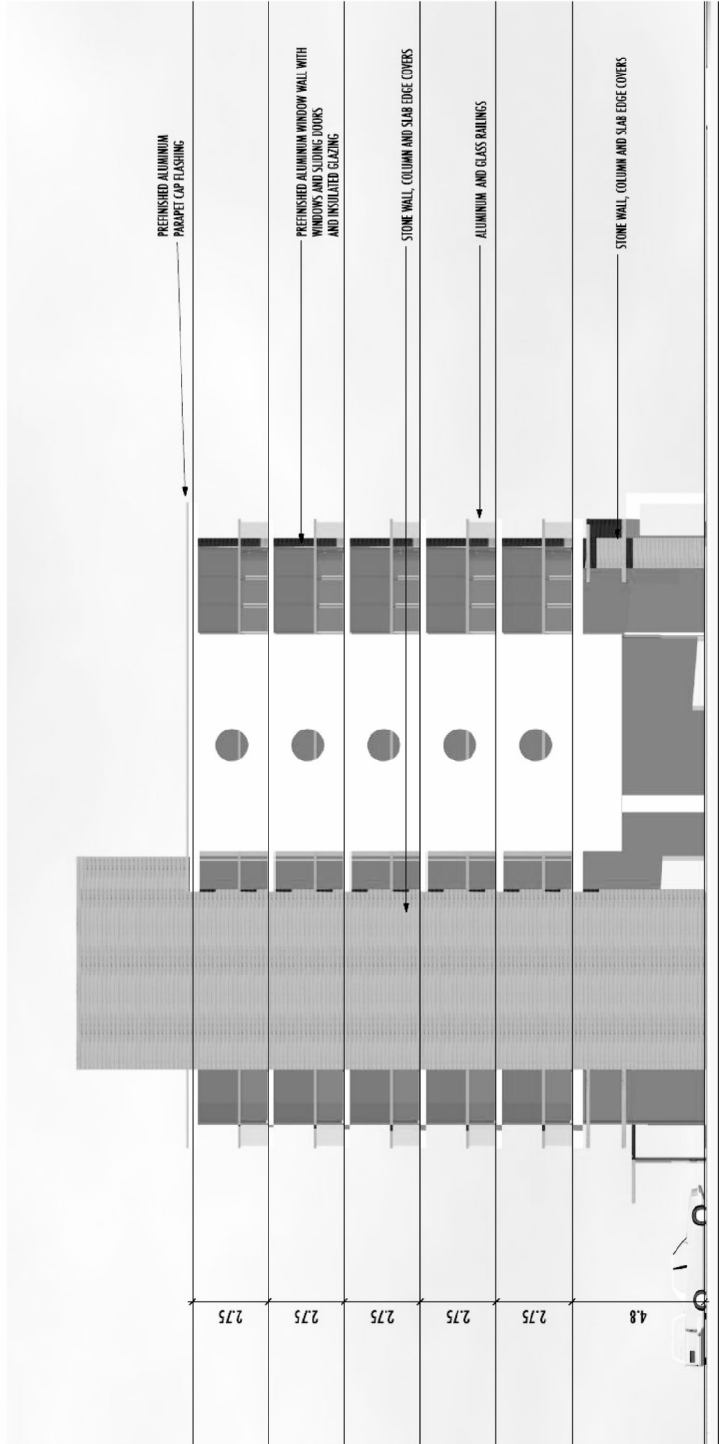
**Elevations**

Applicant's Submitted Drawing

Not to Scale  
04/14/2009

File # 09\_112503

# Attachment 4: East Elevation



East Elevation

5-7 Kenaston Gardens

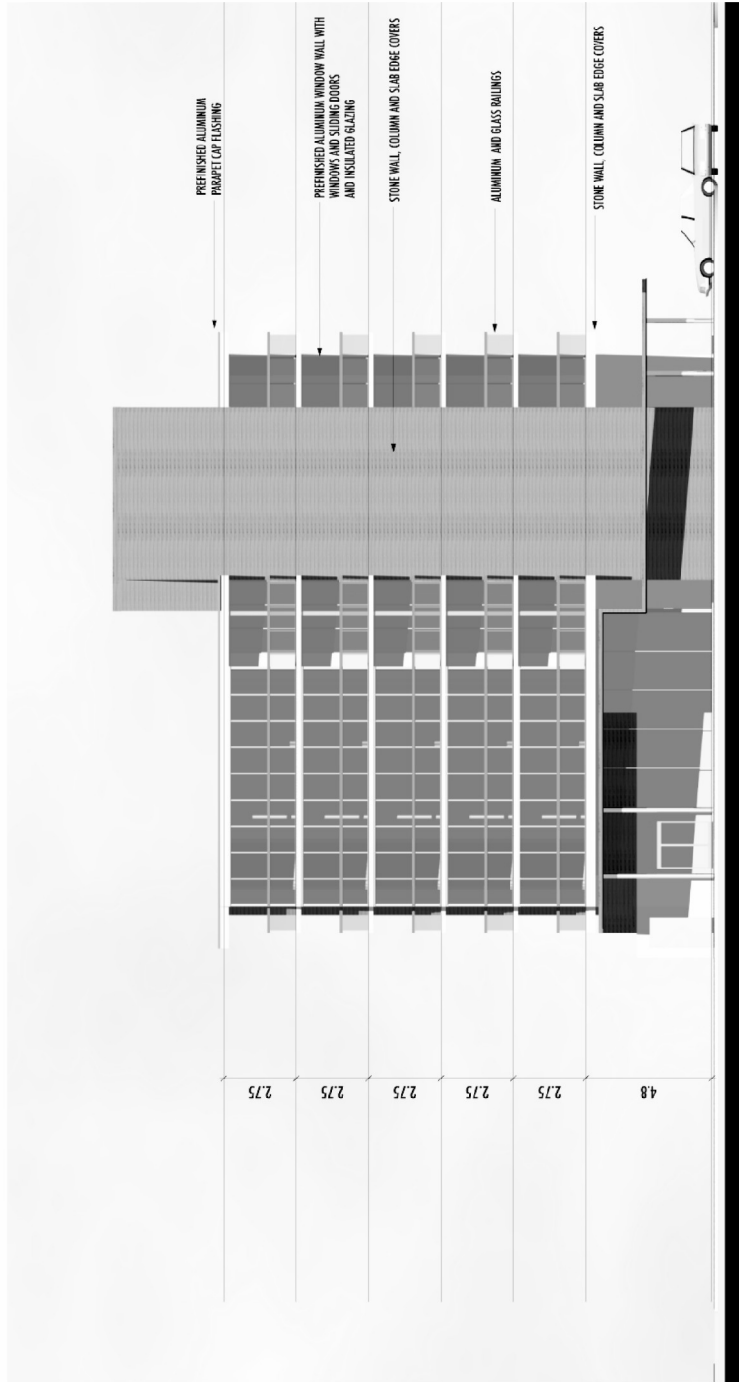
Elevations

Applicant's Submitted Drawing

Not to Scale  
03/04/2009

File # 09\_112503

# Attachment 5: West Elevation



West Elevation

5-7 Kenaston Gardens

File # 09\_112503

Elevations

Applicant's Submitted Drawing

Not to Scale  
04/14/2009

**Attachment 6: Perspective**



Northwest Perspective

**Perspective**

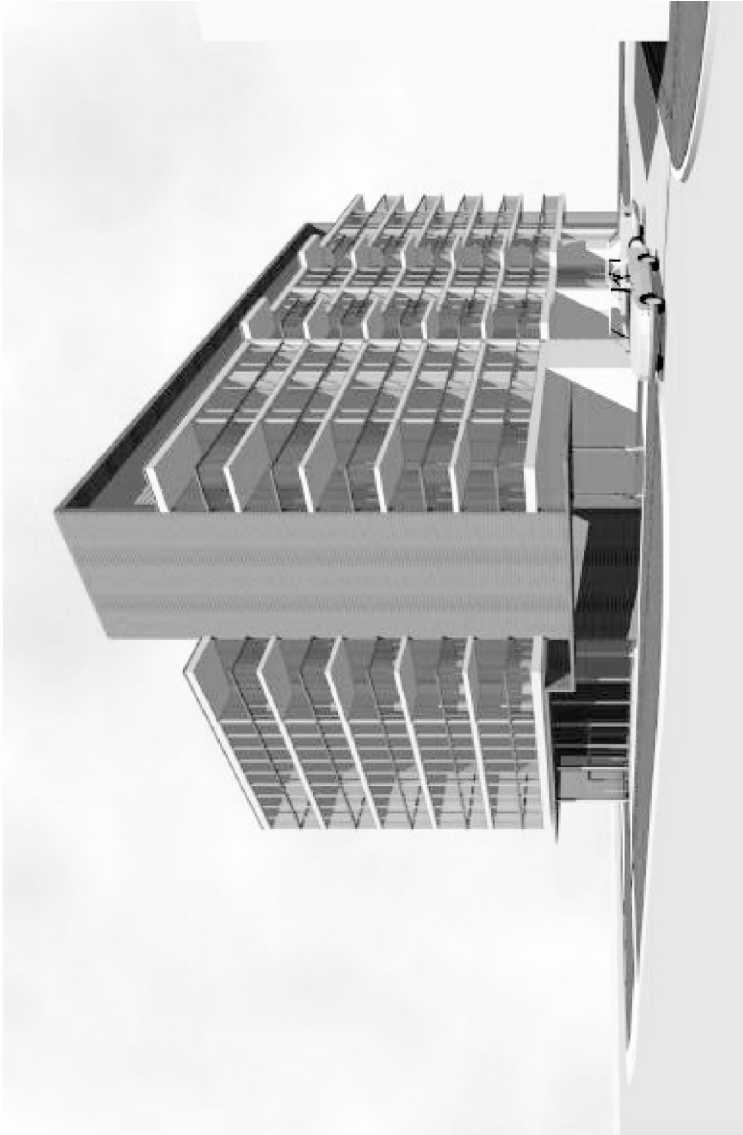
Applicant's Submitted Drawing

Not to Scale  
03/04/2009

**5-7 Kenaston Gardens**

File # 09\_112503

## Attachment 7: Perspective



Southwest Perspective

**5-7 Kenaston Gardens**

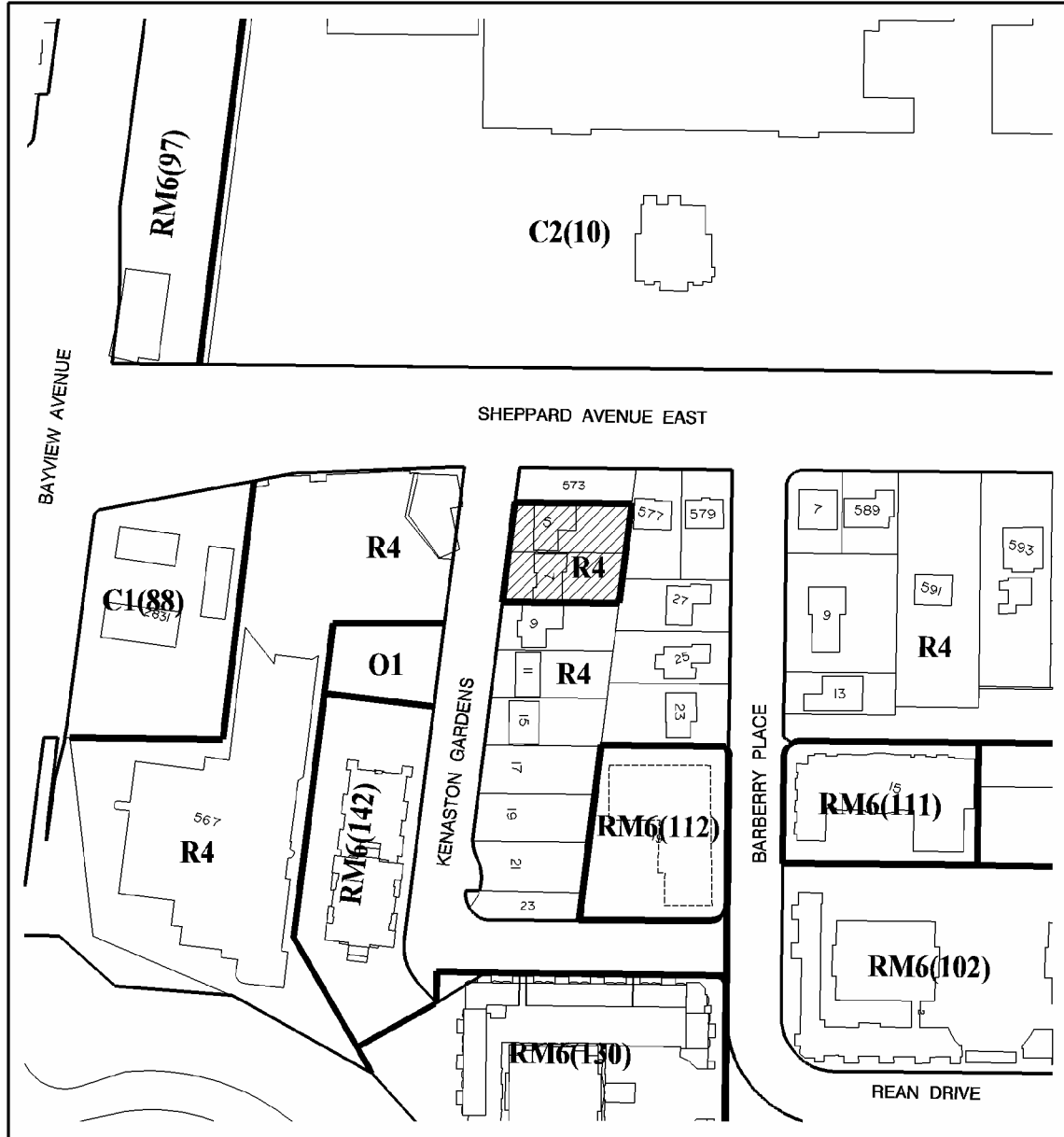
**Perspective**

Applicant's Submitted Drawing

Not to Scale  
03/04/2009

File # 09\_112503

## Attachment 8: Zoning



## Attachment 9: Application Data Sheet

Application Type	Rezoning	Application Number:	09 112503 NNY 24 OZ
Details	Rezoning, Standard	Application Date:	February 26, 2009

Municipal Address: 5 & 7 KENASTON GDNS  
 Location Description: PLAN 4397 PT LOTS 14 & 15 \*\*GRID N2406  
 Project Description: Application to demolish the existing single family detached dwellings at 5 and 7 Kenaston Gardens and construct a 6-storey, 56-unit condominium apartment building with 70 below grade parking spaces.

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
YOUSIF KAZANDJO		Keith Loffler McAlpine Architects	ABDUL MUJIB CADILI

### PLANNING CONTROLS

Official Plan Designation:	Mixed Use Areas	Site Specific Provision:	
Zoning:	R4	Historical Status:	
Height Limit (m):	8.8m	Site Plan Control Area:	Y

### PROJECT INFORMATION

Site Area (sq. m):	1549.66	Height:	Storeys:	6
Frontage (m):	36.6		Metres:	20
Depth (m):	42.66			
Total Ground Floor Area (sq. m):	737			<b>Total</b>
Total Residential GFA (sq. m):	4585		Parking Spaces:	70
Total Non-Residential GFA (sq. m):	0		Loading Docks	1
Total GFA (sq. m):	4585			
Lot Coverage Ratio (%):	47.6			
Floor Space Index:	2.96			

### DWELLING UNITS

Tenure Type:	Condo
Rooms:	0
Bachelor:	11
1 Bedroom:	25
2 Bedroom:	20
3 + Bedroom:	0
Total Units:	56

### FLOOR AREA BREAKDOWN (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	4585	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

**CONTACT: PLANNER NAME: Steve Forrester, Senior Planner**  
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